



City of Carmel

CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE OCTOBER 5, 2004 SPECIAL MEETING 5:30 PM

The Special Study Committee met in a Special Meeting at 5:30 PM, October 5, 2004 in the Caucus Rooms of City Hall.

Members present: Jerry Chomanczuk; Wayne Haney; Mark Rattermann; Steve Stromquist; Madeleine Torres, late arrival, thereby establishing a quorum.

Jon Dobosiewicz, Department of Community Services attended the Special Meeting as well as John Molitor, Legal Counsel.

The Committee considered the following, single item:

1. Docket No. 04050053 DP/ADLS: North Meridian Medial Pavilion

The applicant seeks approval for a medical/office building. The site is located northwest of Old Meridian Street and Meridian Street (US 31.) The site is zoned B-3 and B-6/Business, within the US 31 Overlay Zone.

Filed by Tom Eagley of Lauth Property Group.

Mike Cook, attorney, 201 North Illinois Street, Indianapolis appeared before the Committee representing the applicant. Attending on behalf of the Lauth Property Group: Dan Barkes and Todd Jensen.

Zeff Weis, attorney, 3100 American Square, Indianapolis attended the meeting on behalf of his client, Greg Small, also in attendance.

Mike Cook submitted proposed commitments in regard to the Medical Pavilion (east of Illinois Street.) The commitments covered eight items as follows: 1) Parking lot lighting. 2) Building lighting. 3) Height of light poles in the west parking lot. 4) No free-standing cellular towers or similar free-standing towers. 5) Directory and building identification signs. 6) Screening of roof-top equipment. 7) Hours and days of trash pickup. 8) No above-ground structures or improvements—exceptions as noted, within that portion of the real estate formerly comprising a part of Williams

Creek Farms Subdivision.

There is an agreement in principal with Greg Small regarding the second building. The expanded development is to be heard at the October 19, 2004 full Plan Commission meeting.

Department Comments, Jon Dobosiewicz. The additional items and expanded development will be heard October 19th include plat vacation and rezone. At this time, the Department recommends forwarding this item to the full Commission with a positive recommendation.

Zeff Weis, 3100 American Square, together with client Greg Small agreed to support going forward at this time and will return on October 19, 2004 with everything "buttoned up."

Mark Rattermann made formal motion to recommend approval of **Docket No. 04050053 DP/ADLS, North Meridian Medical Pavilion (including commitments)** to the full Plan Commission at its meeting of October 19th. The motion was seconded by Steve Stromquist and approved 4-0.

Jerry Chomanczuk, Chairperson

Ramona Hancock, Secretary